

# Cave Creek Housing Profile

## Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Cave Creek	2,925	3,728	0.1%	27.5%
Maricopa County	2,122,101	3,072,149	-	44.8%

## Median Household Income

	<i>1990</i>	<i>2000</i>
Cave Creek	\$36,360	\$59,937
Maricopa County	\$30,797	\$45,358
Arizona	\$27,540	\$39,067

## Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	2,871	3,541	95.0%
African American	5	11	0.3%
Native American	15	7	0.2%
Asian	10	16	0.4%
Other	24	153	4.1%
Hispanic	152	263	7.1%

## Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	1,186	1,571
Homeownership Rate	79.2%	82.1%
Average Household Size	2.47	2.37

## Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	715	864	23.2%
20 – 54 yrs	1,469	1,818	48.8%
55 & Over	741	1,046	28.1%

Median Age

40.0

44.7

### Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	934	1,384	77.8%	48.2%
Townhouse / Condo	34	91	5.1%	167.6%
Multi-family Units	194	181	10.2%	-6.7%
Manufactured Home	194	121	6.8%	-37.6%
Other Units	7	2	0.1%	-71.4%
Total Units	1,363	1,779	-	30.52%

### Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$737	\$737
# of Units Surveyed	0	0

### Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	590	\$184,700	359	\$191,600	949	\$188,100
1997	600	\$180,200	459	\$195,100	1,059	\$184,000
1998	689	\$188,100	686	\$198,300	1,375	\$194,100
1999	816	\$191,700	960	\$225,900	1,776	\$209,000
2000	699	\$236,500	862	\$238,300	1,561	\$237,600

### Assisted Housing Units Produced between 1996 - 2000

Cave Creek	0
Maricopa County	8,344

### Housing Affordability Gap

	Cave Creek	Maricopa County
Total Gap	320	108,373
Gap as a % of Total households	20.4%	9.6%
% of Median household Income where total gap occurs	100%	